

# CARMEL CLAY TECHNICAL ADVISORY COMMITTEE MINUTES

April 20, 2005

## REPRESENTING THE CITY OF CARMEL:

Dobosiewicz, Jon / Planning & Zoning	* <b>Blanchard, Jim</b>
Brewer, Scott / Environmental Planner	* <b>Farrand, Ron</b>
Duncan, Gary / Engineering	* <b>Feltner, Candy</b>
Griffin, Matt / Planning & Zoning	* <b>Gajownik, Brooke</b>
Groves, Dean / Cinergy	* <b>McBride, Mike</b>
Hoyes, Greg / County Surveyor's	* <b>Wood, Mark</b>
Hoyt, Gary / Fire Marshal	
Shupperd, Chuck / Vectren Energy	
South, John / County Soil & Water	

- \* Via e-mail: Jim Blanchard, Building & Code Enforcement,
- \* Via e-mail: Ron Farrand, Carmel Clay Schools
- \* Via e-mail: Candy Feltner, Clay Regional
- \* Via e-mail: Brooke Gajownik, Hamilton County 911 Address Coordinator
- \* Via e-mail: Mike McBride, Hamilton County Highway
- \* Via e-mail: Mark Wood, Panhandle Eastern Pipeline Company *"NO CONFLICTS"*

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**Hazel Dell Corners, Lot 3 - Development Plan/ADLS – Secondary plat**  
Filed by Marc Monroe for Plum Creek Partners, LLC.

**Representing the Petitioner:**

Mark Monroe, WOODEN & MCLAUGHLIN  
Ashton Fritz, SCHNEIDER ENGINEERING  
Drew Warner, ECLIPSE REAL ESTATE

The Applicant seeks to create a single story, 4,000 square feet office/retail building on 1.31 acres. The site is located at NW corner of 131st Street and Hazel Dell Parkway. The site is zoned B3/Business.

Griffin: E-mailed a comment letter to M. Monroe. Issue with the pedestrian connection from sidewalk to path. You show existing on the plan is it existing or future construction?

Monroe: We will check into that.

Groves: Power on south side of the lot. Make a Service Request and schedule a meeting at our office for location of metering and service. We also need Auto-cad.

Shupperd: Gas along Hazel Dell we will come out from there.

Duncan: Faxed comments to Bob Doster, no real issues.

Hoyes: Faxed comment letter to M. Monroe and B. Doster. No new landscaping in the Drainage Easement. Need Non-enforcement for the parking lot in the Regulated Drain Easement. Bob Doster says there was a study completed on Plum Creek. Can you look into whether that was submitted to the State?

Dobosiewicz: Can we look at the Landscape Plan G. Duncan can you call out the area of concern? Does the path provide enough access area? I would not like to see them forego the landscaping around the parking lot.

Hoyes: The Landscape Plan does not show top of bank.

Dobosiewicz: Look at this again so we can get screening for the parking lot.

Hoyt: ...(passing a comment letter) Appears you will have a sprinkler system in the building I would like to meet to discuss location of the connections. Would also like to see a Knox-box and Caps installed. What is the height of the building?

Monroe: Single story, eighteen feet (18').

Hoyt: If you install an alarm we would like the Enunciator Panel in Riser Room.

Brewer: Can we get a Landscape Plan with the drainage shown? What is in this building and the Drive Thru?

Monroe: Retail/ office and Coffee Shop/Drive Thru.

Brewer: This Crabapple species is not on the Approved List. I will pass you a copy of the Approved List.

Dobosiewicz: Your client will need an appropriate answer to the Plan Commission regarding the installation of the path. The Department will want you to establish a canopy over the Drive Thru area and not just an awning. Plan Commission wanted better integration with the building and the Drive Thru.

South: The plan is approved.

McBride: Not in County's Jurisdiction.

**...END...**

**Docket No. 05020037 DP/ADLS:**  
**Providence at Old Meridian Phase 4 - Townhomes at Providence 2**  
Filed by Jim Shinaver for Buckingham Companies

**Representing the Petitioner:**

Jim Shinaver, NELSON AND FRANKENBERGER  
David Leazenby, BUCKINGHAM COMPANIES  
Kevin Sumner, STOEPPELWERTH & ASSOCIATES

The Applicant seeks to construct 31 townhomes on 1.6 acres. The site is located at 11559 Old Meridian Street and is zoned OM-MU (Old Meridian - Mixed Use).

- Griffin: I sent a comment letter on march 10<sup>th</sup> no further comments.
- Groves: ...(passing Load Sheet) Will you be metering at the end of the buildings?
- Sumner: Just like the others.
- Groves: Need updated hard copy of the Site Plans and Auto-cad. Call and schedule an appointment for location of meters. Will you have streetlights in this section?
- Sumner: Yes.
- Shupperd: Layout will be like the others?
- Sumner: Yes.
- South: I owe you a review.
- Duncan: I faxed comments to you. What is the level of commitments regarding participation in Old Meridian and future Grand Boulevard? Request set of plans show Old Meridian Street on the plans. Are you expecting full access?
- Leazenby: Yes.
- Duncan: Currently no median break on the Old Meridian Street Plan. You are very close to the intersection. I am not sure, from a public safety standpoint, if we can guarantee it. To provide full access we will need the deceleration lanes, stacking bays etc, which translates into hundreds of feet with only 100 feet to spare from the intersection.
- Hoyes: I faxed K. Sumner a letter. In the Fertig Watershed detention is already provided. You will need an Outlet Permit.
- Hoyt: Standard Townhomes no sprinkling, three stories without basements?
- Leazenby: Correct.
- Hoyt: Please plot out your streets with the wheelbase of our Ladder in mind.
- Sumner: Can you back out of the area of Buildings two and three?
- Hoyt: No, and we stack equipment during an emergency as well as, on-street parking is a hindrance. Providence is too congested with the on-street parking. We will not support on-street parking at all. I would like to see Block 5 an emergency drive. I have eighteen feet in which to work during a Fire Emergency to fit a Ladder Truck and at least two Engines and you are not providing enough room. Block two or three I am stuck at the end with no way out and no way to the backside of the buildings. CFD is not satisfied with this layout.
- Dobosiewicz: Perhaps the Developer would committed to Sheet C-200, Unit 10 identified to the north end becoming the last unit on the plan, thereby, if development has not occurred on the north parcel achieving access through that site building "B" would be built as a four-unit building providing a loop back around to Old Meridian.
- Hoyt: That would be acceptable to the CFD.
- Brewer: ...(passing comment letter) You have a Tree Preservation Requirement for the yards and setbacks.
- Dobosiewicz: We address mainly the on-site access for the CFD. The City at its discretion will build Grand Boulevard until then access will be to Old Meridian. This access will be a "right in/right out" until the roundabout is constructed.
- Duncan: Our issue is the splinter island. There is a minimum standard for that and it has to be there. I think we need to look at this.
- Dobosiewicz: So they could construct a temporary drive for full access?

Duncan: For now until Grand Boulevard is constructed. I would like to see the entrance pushed as far north on Meridian as possible.

Farrand: Based on the street layout shown, school bus service will be limited to pick up and drop off on Old Meridian, as there is not an acceptable path of travel for 66 or 84 passenger school buses through the development. Adequate sidewalks should be provided such that school age children have a safe path of travel to bus stop access.

Gajownik: Street names approved in 1999, no comments.

McBride: Not in our jurisdiction.

...END...

**Docket No. 050300019 PP: West Clay Colony**

Filed by Michael DeBoy

**Representing the Petitioner:**

Michael DeBoy, DEBOY LAND SERVICES

The Applicant seeks to create 23 lots on 40 acres. The site is located at the NE corner of Hoover Road and West 116<sup>th</sup> Street. The site is zoned S1 (Residential).

Griffin: I sent you a letter. What is the proposed front yard set back?

DeBoy: Twenty-five (25) feet.

Griffin: Other issue is with the house orientation and the pedestrian path.

Groves: IP & L area.

Shupperd: Gas is out there on the north side.

South: I sent you a letter. Soil conditions and planting considerations fairly good soils out there and others not so good. My comment is that it is a large lot layout you have not established drainage. It would seem logical to maintain the drainage way without lots. Homes with basements may find underground water flow issues and water in basements. Would suggest use of natural topography for a better layout.

Dobosiewicz: There are requirements in the Subdivision Control Ordinance that speak to this regarding layout of the site with respect to drainage issues. Consider layout especially Lots 18 and 19, the elimination of the pond and pushing that over (*pointing to the plan*). I am going to provide suggestions to Mike DeBoy to convey to his client that they submit a plan that falls in line with the ordinance.

Duncan: Faxed letter to you yesterday. Large amount of comments with several relating to right-of-way improvements so we want to get together on these issues to go through them point-by-point.

Hoyes: I faxed letter to you. I am going to withhold my comments for the new layout. This will be a Regulated Drain Subdivision when everything is ready.

Hoyt: (*passing letter*) Need hydrant locations shown. Amenity building or a gate?

DeBoy: Neither.

Hoyt: The CFD requests Hydrant Markers installed in the center of the street perpendicular to the hydrant.

Brewer: I need a set of Landscape Plans.

Dobosiewicz: When will we get those plans?

DeBoy: In the next two weeks.

Dobosiewicz: You can make distribution May 4<sup>th</sup> for the May TAC review?

DeBoy: Yes.

Dobosiewicz: We are not seeing the level of detail at the Primary Plan stage. Convey to your client the need to provide that level to us.

Blanchard: Will there be any structures to be remove and how many? No earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, and/or fuel tanks on site? If so, no earth moving may take place until a Demolition Permit is on file and/or Morris Hensley has been contacted (571-2673). Will the subdivision be open

to builders? If only one builder, please contact Jim Blanchard regarding the Master Permitting Program (571-2450). What is the approximate size/cost of the homes to be built? Will there be a Construction Trailer, Model Home, and/or Temporary Sales Office? If so, a Temporary Use Application is needed. All aforementioned applications may be picked up at the office of Building and Code Enforcement at City Hall on the 1<sup>st</sup> floor. All lots will need to be identified before we can issue any Permits. This can be lot numbers on curbs or signs on the lots.

Feltner: Sanitary Sewer Construction Plans need to be submitted for review to the District's Engineers. The District has not received Sewer Service Plans. District Project Application needs to be completed. An IDEM Construction Permit will be needed. All IDEM submittal information should be provided following the District's Plan Review along with plans if revisions have been requested.

Gajownik: Need street names. Previous name "Cattail" was not approved.

...END...

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***Docket No. 05030024 PP: Sweet Charity Estates - Primary Plat***

*Filed by Dave Barnes of Weihe Engineers*

*The applicant seeks to plat a residential subdivision of 22 lots on 38.68 acres±. The site is located at 1303 West 116<sup>th</sup> Street and is zoned S1/Residential.*

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**Village of WestClay Section 10012 - Webster Park**

Filed by Brandon Burke of Schneider Engineering

**Representing the Petitioner:**

Brandon Burke, SCHNEIDER ENGINEERING

Kevin Krulic, BRENWICK

The site is located East of Broad Street and Abercorn Street Intersection and is zoned PUD. Section 10012.

Burke: This section will host an Amenities Building, Tennis Courts, and Pool.

Griffin: Need a copy of the Landscape Plan.

Krulic: Ratio is working on the plans for the amenities area. The lake and south of the lake is going to be a Wetland site. We are working with JF New and Ratio on the planting scheme.

Groves: This is Shirley Hunter's area. She will need a New Service Request, Auto-cad, prints, and time and date for a meeting.

Shupperd: Will you use Gas for the pool heater?

Krulic: Yes.

South: I will get you comments.

Duncan: I faxed you a letter. Curb cuts existing or proposed?

Krulic: Existing part of 10012.

Hoyes: I faxed a comment letter to B.Burke. No new storm pipe in here we will require a Variance from the Drainage Board that the pool house jets out into the pond. The pond does not meet our standards. Also, I believe the rule is that a Wetland cannot be part of a detention facility.

South: Typically IDEM will not allow Storm Water run off into the Wetlands. You will have to contact them for criteria.

Krulic: We could get around that with Aqua Swirl Products.

Hoyes: You will need a Variance from the pond standard. Submit a letter of that intent to get you on the Drainage Board Agenda.

Hoyt: ...(passing a comment letter) We would like a Knox-box on the pool house. Height?

Krulic: Single or single and a half.

Brewer: Need to see a Landscape Plan.

Dobosiewicz: We will move forward from here to a Pre-submittal Meeting. It appears as though the building is forward of the setback line.

Burke: We will verify that for you.

Dobosiewicz: Address the mid-block crosswalk in the same way as the other however that was handled.

Burke: With striping and a sign.

Duncan: Give us a call for the design on that crosswalk.

Blanchard: No submittal.

Gajownik: No submittal.

Farrand: No comments.

Feltner: Plans have been submitted to the District for review. Revisions have been requested and the Project Engineer has been advised. Plans need to be revised and District Application needs to be completed.

McBride: No submittal.

Wood: No conflicts.

...END...

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***Docket No. 05030007 PP: Earlham Village***

*Filled by Mike Diamante of Schneider Engineering*

*The Applicant seeks to create 1020 lots on 696 acres. The site is located at 14556 River Road and is zoned S1 (Residential).*

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**Docket No. 05020020 PP: Overbrooke Farms - Primary Plat (Revised)**

**Docket No. 05030020 SW: 06.03.19 (4) - Access to Arterials**

Filed by Dave Barnes of Weihe Engineers

**Representing the Petitioner:**

Dave Barnes, WEIHE ENGINEERS

Ralph Akard, WTFOT LLC

David Morton, WTFOT LLC

The Applicant seeks to plat a residential subdivision of 111 lots on 84.16 acres± and seeks a Subdivision Waiver. The site is located northwest of 141<sup>st</sup> Street and Shelborne Road. The site is zoned S1/Residential.

Griffin: E-mailed comment letter to D. Barnes. Update Open Space Schedule to reflect the increasing lot, adjust the Subdivision Waiver request to change the setback, and to incorporate the new lots in the landscaping.

Groves: This is Shirley Hunter's area. She will need a New Service Request, updated hard copy, Auto-cad. What is the timeframe?

Barnes: Fall.

Groves: This may be a shared REMC Boone County site.

Shupperd: Are you going to develop off 146<sup>th</sup> or 141<sup>st</sup> first?

Barnes: 141<sup>st</sup>.

Shupperd: We have Gas on the north side.

Dobosiewicz: Water is on the north too. Coordinate with Water and Gas for right-of-way to your site.

South: Open space development needs a better plan. We are using great soils to build a pond and marginal soils for lots close to the creek. It seems we should flip-flop the plan. I am not in favor of this layout.

Barnes: We will look at it again.

Duncan: I faxed D. Barnes comments similar to last month. Thank you for the re-alignment of the entrance off 141<sup>st</sup> Street. Need to see south side Passing Blister at that entrance. The rest of the comments address improvements in the rights-of-ways.

Hoyes: Same comments as last month. We have great concern for the Floodway along that creek. Also concerned the property lines go to the creek and the owners will assume the creek belongs to them. With that in place it then becomes an issue for us to make improvements.

Dobosiewicz: Is there a Floodway Study?

Barnes: Yes.

Hoyt: Same comments as last month. Is there an amenity?

Barnes: No.

Brewer: No Ash and add street trees.

Akard: Our intention is not to have trees between the sidewalk and curb.

Brewer: Did the additional acreage change the perimeter buffering? I will need to see those changes.

Dobosiewicz: You show a lot of perimeter buffering on the Landscaping Plan. You are also showing that same area as Drainage/utility Easement particularly along Lots 62-67. Shift that piping to the north and specify Landscape Easement, Utility Easement adjacent to it.

Mr. Armstrong contacted our office with concerns. Renummer the whole subdivision for consistency so we are not picking up Lot 107 next to Lot 3. Make sure you are not building houses in the Pipeline Easement. Regarding the creek and property lines the our position reflects the position of the Surveyor's Office cut those lots short and call it common area without a path that allows them to use it and enjoy it but maintained by the Association.

Blanchard: How many structures will be removed? No earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, and/or fuel tanks on site? If so, no earth moving may take place until a Demolition Permit is on file and/or Morris Hensley has been contacted (571-2673). Will the subdivision be open to builders? If only one builder, please contact Jim Blanchard regarding the Master Permitting Program (571-2450). What is the approximate size/cost of the homes to be built? Will there be a Construction Trailer, Model Home, and/or Temporary Sales Office? If so, a Temporary Use Application is needed. All aforementioned applications may be picked up at the office of Building and Code Enforcement at City Hall on the 1<sup>st</sup> floor. Builders will be required to give elevations on the plot plans indicating that the lowest opening in any basement will be above the 100-year Lake Elevation. All lots will need to be identified before we can issue any Permits. This can be lot numbers on curbs or signs on the lots.

Farrand: No comments.

Feltner: Sanitary Sewer Construction Plans need to be submitted for review to the District's Engineers. The District has not received Sewer Service Plans. District Project Application needs to be completed. An IDEM Construction Permit will be needed. All IDEM submittal information should be provided following the District's Plan Review along with plans if revisions have been requested.

Gajownik: Needs to submit street names for approval at earliest convenience.

McBride: The Applicant has not responded to the Highway Department's previous concerns.

Wood: No Conflicts.

**...END...**



***Docket No. 05040008 DP Amend/ADLS Amend:  
Brownstone Homes at Guilford Reserve***

*Filed by Robert Barbato*

*The Applicant seeks to construct 40 townhomes on 4.993 acres. The site is located at 1101 South Guilford Road and is zoned PUD.*

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**Docket No. 05040003 DP/ADLS: Fidelity on Meridian**

**Docket No. 05040004 ZW: 23 B.08.03 A (1): Minimum Building Height**

**Docket No. 05040005 ZW: 23 B.08.01 C: Build To Lines**

Filed by John Robinson

**Representing the Petitioner:**

Charlie Frankenger, NELSON & FRANKENBERGER

Chris McComas, ADVACOTI

Aaron Hurt, CIVIL DESIGN

John Robinson

The Applicant seeks approval to construct a 2-story, multi-tenant office/retail building on 2.36 acres with Zoning Waivers. The site is located at 11450 North Meridian Street and is zoned B6/Business within the US 31 Corridor.

Griffin: I sent you comments within your Docket Assignment Sheet. You will need to file for several variances.

Frankenger: We have filed for those. Is one on the sidewalk to US 31?

Griffin: Yes.

McComas: This would make our landscaping issues worse. We have difficulty meeting the requirements anyway and to build a sidewalk that does not go anywhere is pressing our limits.

Griffin: No pedestrian access to the rear of the building?

McComas: No.

Griffin: So you will need to include that Variance.

Frankenger: You also identified the maximum parcel coverage. We filed the two Zoning Waivers identified and broke the sign ordinance into two variances.

Griffin: I did receive the elevations on the trash enclosure but still some items outstanding.

Dobosiewicz: Follow up with a letter that indicates if sidewalk is provided along that main street that you will make a modification on the site for the future that will provide extension so, there is connectivity to the north.

Groves: I need a larger set of plans. I also need a New Service Request, loading, and Auto-cad.

Hurt: Where does service enter the site?

Groves: You are in a loop system so it comes onto your site from US 31.

Hurt: What kind of easement description?

Groves: Minimum of fifteen feet (15').

Shupperd: We have a Gas main there on US 31.

South: I sent you a comment letter. Disturbed area is greater than an acre so you go through the Rule Five process. Give some consideration on the various types of water quality practices and make it part of the plan.

Duncan: I faxed comments yesterday. For final approval we need full size set of plans and

drainage calcs GBC bound 8.5 x 11.

Hoyes: I faxed a letter to A. Hurt. This falls in the Meridian Suburban Drainage Shed. Looking at the Park we believe the site is greatly undersized. Unless we see a study on the CFS hold your release rate to current rates and that will be acceptable. We will need an Outlet Permit.

Hoyt: Are your keeping the old restaurant building?

McComas: No, it will be demolished.

Hoyt: I would like to get together to discuss location of the CFD connection.

McComas: We placed the hydrant and the connection in the water room with the Knox-box next to it.

Hoyt: Will the other building be sprinkled?

McComas: No, it is the trash enclosure. It is actually one building with a hole in through the middle. We have to sprinkle the Drive-Thru anyway.

Hoyt: Basement?

McComas: No.

Hoyt: Alarm with Enunciator Panel in the lobby.

McComas: Yes.

Brewer: We met with Darcy from CIVIL DESIGNS and asked for a few change outs like the Globe Maples in front. They will grow up to eighteen feet (18') tall.

McComas: We have made that change.

Brewer: I would like to see the parking lot islands enlarged.

McComas: Enlarging that will affect our parking counts but we will look into it.

Dobosiewicz: Are there any islands in the drive to the building?

McComas: Just at the front of the Park.

Blanchard: Are there any abandoned wells, septic tanks, and/or fuel tanks on site? If so, no earth moving may take place until a Demolition Permit is on file and/or Morris Hensley has been contacted (571-2673). If there is an elevator to be installed, please contact Morris Hensley for a possible Well Permit (571-2673). Each required accessible means of egress shall be continuous to a public way. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Will there be a Construction Trailer? If so, a Temporary Use Application is needed. All aforementioned applications may be picked up at the office of Building and Code Enforcement at City Hall on the 1<sup>st</sup> floor. A Pre-submittal Meeting will be required. No Building Permit will be issued before the Pre-submittal Meeting. Contact Sarah Lillard at [slillard@ci.carmel.in.us](mailto:slillard@ci.carmel.in.us) for permitting procedures and/or copies of applications, and to schedule the Pre-submittal Meeting. You will need to have all proper City, County, and State office and agency approvals that were required for your project prior to requesting the Pre-submittal Meeting. After your Pre-submittal Meeting, it is normally 7 to 10 business days before your Permit will be ready for issuance. \*Please contact Jim Blanchard for any additional comments or concerns in regards to this project (571-2450 or [jblanchard@ci.carmel.in.us](mailto:jblanchard@ci.carmel.in.us)).

Farrand: No comments.

Feltner: Comments have been sent to the Engineer. Plans will need to be revised and submitted for review to the District's Engineers. Revised plans will need to be sent to the District along with the District's Project Application. Possible IDEM Construction Permit. If required, all IDEM submittal information should be provided following the District's Plan Review along with plans when revisions have been approved.

Gajownik: No comments.

McBride: Not our jurisdiction.

Wood: No conflicts.

...END...

**Docket No. 05040012 PP: Abney Glen**  
**Docket No. 05040013 SW: 6.03.20 - Private Streets**  
**Docket No. 05040014 SW: 6.03.07 - Cul-de-sacs**  
Filed by Paul Shoopman

**Representing the Petitioner:**

Charlie Frankenberger, NELSON & FRANKENBERGER  
Mark Runkel, SCHNEIDER CORPORATION  
Paul Shoopman

**Public Audit:**

Mike Ulerick

The Applicant seeks approval to plat 42 lots on 38.68 acres with Subdivision Waivers.  
The site is located at 11850 Shelborne Road and is zoned S1/Residential.

Griffin: Sent you a letter on the 15<sup>th</sup>. There are four (4) lots that will require a Waiver, Lots 21, 22, 26 and, 30.

Frankenberger: The two streets included? If we build them to city standards other than width can we make them public?

Dobosiewicz: You can. If you did request dedication you may be required to file additional Waivers on the standards for those two roads. It is a discussion for Engineering whether or not they would accept the streets.

Duncan: The frontage with direct access to those four (4) lots off of 121<sup>st</sup> Street and Shelborne Road is too close the intersection. We typically place median brakes every 500 feet and prefer to see intersections 500 feet from a major perimeter road intersection.

Frankenberger: That would be another Waiver?

Duncan: We would have to consider that and if they were private, I cannot guarantee that in the future they would become "right-in, right-out" **only**. There may be a median there with auxiliary lanes. We do not want to add a conflict point to the traffic and this becomes a bigger concern if we put in a roundabout.

Dobosiewicz: When you prepare your plans I would like you add ten feet (10') of additional right-of-way on both legs as well as, a fifty (50) to seventy (70) feet corner cut for future construction.

Groves: This is Shirley Hunter's area. She needs a New Service Request. You have transmission power lines on the south side of 121<sup>st</sup> Street that pole will need to be moved out of the entrances. Work with her to get that done.

Shupperd: We have Gas on Shelborne Road.

South: Construction on the Floodway will require approvals from DNR. A couple of ponds to be constructed in sandy soils along the creek, if so, you may need to line those ponds which in the future could be a burden to the Homeowner's Association.

Poorly compacted soils may give you instability in home foundations. I recommend more flexibility in your layout that respects the ground's natural features. Drainage from the north needs to be addressed.

Duncan: Faxed comments yesterday. I suggest a meeting to review these comments. One main point is the number of access points especially on the north half it is more than we are use to seeing. The southern road, the large loop, is this public?

Shoopman: Yes.

Duncan: This appears to be a driveway for one lot that the City will have to maintain. We can discuss that at our meeting.

Hoyes: Our comment letter was fax to Eric Batt. LongBranch Regulated Drain downstream and Brendle up stream. This parcel has a history of drainage problems. We will require clearing along the stream and I will need to see the Floodplain Study. Prefer no detention in the Floodplain because it just provides additional Floodplain storage. Sanitary Sewer Receptor under each pond location. Finished floor elevations have to be two feet above the 100-year Lake Elevation. Prefer to see street trees behind the sidewalks not between the sidewalk and the curb.

Hoyt: I sent Eric Batt a letter last month. Comments are the same. Enclosed apparatus specifications to make sure we can make the turn in the far southern loop? Will there be an amenity building?

Shoopman: No.

Hoyt: Show Hydrant Markers on the plans they are inlayed in the center of the street perpendicular to the hydrants.

Brewer: No letter yet. On the Open Space Plan your figures are here your calculations are here but the graphics do not match up. We can make the Surveyor's Office happier by having a discussion on street trees. You have runs of species I have issue with the large numbers of same specie trees. I am passing you the Approved Crabapple List and ask that you diversify using that list. No Tree Preservation Plan. Ponds need landscaping and the Planting Detail should read root "flare" not "ball".

Dobosiewicz: Between Lots 34 and 41 appears the sidewalk terminates suggest you pull that to the common area and give it a connection on either side of the loop. When the Floodplain is identified on the Secondary Plat my suggestion would be to keep those lots out of the flood zone.

Blanchard: How many structures will be removed? No earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, and/or fuel tanks on site? If so, no earth moving may take place until a Demolition Permit is on file and/or Morris Hensley has been contacted (571-2673). Will the subdivision be open to builders? If only one builder, please contact Jim Blanchard regarding the Master Permitting Program (571-2450). What is the approximate size/cost of the homes to be built? Will there be a Construction Trailer, Model Home, and/or Temporary Sales Office? If so, a Temporary Use Application is needed. All aforementioned applications may be picked up at the office of Building and Code Enforcement at City Hall on the 1<sup>st</sup> floor. Builders will be required to give elevations on the plot plans indicating that the lowest opening in any basements will be above the 100-year Lake Elevation. All lots will need to be identified before we can issue any Permits. This can be lot numbers on curbs or signs on the lots.

Farrand: No plans received.

Feltner: Sanitary Sewer Construction Plans need to be submitted for review to the District's Engineers. The District has not received Sewer Service Plans. District Project Application needs to be completed. An interceptor extension with easements will be required through this parcel to service property to the east. An IDEM Construction Permit will be needed. All IDEM submittal information should be provided following the District's Plan Review along with plans if revisions have been requested.

Gajownik: Need to submit subdivision & street names for approval at earliest convenience.

McBride: Not in our jurisdiction.

Wood: No conflicts.

...END...

**Docket No. 05040009 TAC: The Crescent Garage Additions**

Filed by Rich Kelly of EMH&T Engineering.

**Representing the Petitioner:**

Rich Kelly, EMH & T ENGINEERING

Kyle Ellis, ABACUS CAPITAL GROUP

Jack Lawson, BECKMAN LAWSON

Jay DeMoss, SPANOS

The Petitioner seeks to construct 12 garage buildings to house 38 total parking spaces. The site is located at the 1200 block of University Crescent and is zoned PUD.

Kelly: The project consists of adding twelve (12) freestanding garages with thirty-eight garage units to the private parking area. Start timeline is this Spring. Owner wants to convert these from apartments to condos.

Groves: This is Shirley Hunter's area. Her comments suggest a possible conflict with buildings 2 and 4 so get with her for details.

Shupperd: No comments.

South: No comments.

Duncan: I faxed comments our biggest concerns are the private utilities under the proposed garages.

Hoyes: Not our jurisdiction.

Hoyt: ...*(passing comment letter)* CFD would like to see the hydrant relocated from the north end of the island to the opposite side of the island.

Spanos: Can we just add another one?

Hoyt: Yes.

Brewer: I do not have a Landscape Plan but I will need to see tree protection details during the construction.

Griffin: E-mailed R. Kelly a letter yesterday. We have concerns on the way the new structures interact with the existing curb. We would like the designs incorporated with the project as a whole.

Kelly: We did secure a letter from Brenwick on the property.

Farrand: No plans received.

Feltner: Sanitary Sewer Construction Plans need to be re-submitted for review to the District's Engineers and to the District's Office. Plans include relocation of 8" sewer lines. Service needs to remain active during construction for exiting customers. Easement issues need to be resolved. IDEM Permit may be required. District Project Application needs to be completed.

**...END...**

**Docket No. 05040010 PP: Dulin Woods Primary Plat**  
Filed by James Dulin, REMAX

**Representing the Petitioner:**  
James Dulin, REMAX

The Applicant seeks approval to plat 2 lots on 2.08 acres. The site is located at 4207 East 131<sup>st</sup> Street and is zoned R1/Residential.

Dulin: Currently three (3) separate parcels. Out buildings have been demolished. Now we want to turn them into two (2) residential lots.  
Groves: No comments.  
Shupperd: We have Gas at the street.  
South: You will need to submit a Rule Five Plan for the construction of these lots.  
Duncan: Will get comments to you.  
Hoyes: No comments.  
Hoyt: Will get a letter to you. This drive “y”s will you be gating that?  
Dulin: Possibly.  
Hoyt: Will we see this back?  
Griffin: Yes.  
Hoyt: If you do gate this we would request some type of SOS device on the gate that we could “toot our horn” or “turn a key” to gain access.  
Brewer: No comments.  
Griffin: I e-mailed you our comments. Looking for an asphalt path or commit to build in front of these two lots (*referring to plan*).  
Dulin: Okay.  
Gajownik: If needed submit street names for approval at earliest convenience

**...END...**

**Docket No. 05040015 TAC: Mayflower Vet Clinic**  
Filed by Mike DeBoy of DeBoy Land Development Services, Inc.

**Representing the Petitioner:**  
**Mike DeBoy, DEBOY LAND DEVELOPMENT SERVICES INC**

The Petitioner seeks to construct a new Veterinary Clinic with room for future expansion on 5.2 acres. The site is located at the NW corner of 96<sup>th</sup> Street and Mayflower Park Drive. The site is zoned I1/Industrial.

DeBoy: The Vet Clinic in Mayflower Park is south of Kipp Brothers. Regarding drainage issues the site has a substantial existing pond to the southeast. We would like to use it for detention.  
Dobosiewicz: This would be TAC only after all concerns are addressed they will continue to the Pre-submittal and then Building Permits.  
Griffin: E-mailed you a letter yesterday. Parking shown is meeting the requirements and you show future expansion of the building but not parking. Please show the future parking on the plans. Required ten feet (10') path along 96<sup>th</sup> Street need to see the commitment for that.  
Dobosiewicz: The Developer is required to get path from the County Line to Mayflower Park Drive, and then you will need to provide connection from your site. Is there an outdoor dog walking area, or corral /fencing?  
DeBoy: No.  
Dobosiewicz: Make sure any rooftop monitoring equipment is screened.  
Groves: IP & L territory.

Shupperd: We have Gas on 96<sup>th</sup> Street.

South: I faxed you a letter yesterday. Appears this is a Rule Five site, you will need to meet those requirements. Like to see the construction sequence stabilized. Your paved area inlets need better protection I will give a list of solutions for that.

Duncan: Outside our jurisdiction.

Hoyes: I sent you a comment letter. Not in Regulated Drain Watershed but County Ordinances still apply.

Hoyt: ...*(passing a comment letter)* Sprinkled?

DeBoy: Not sure.

Hoyt: With the size of the building I suspect it would be sprinkled. This will probably be armed with an alarm so would like to see a Knox-box on the building. Basement?

DeBoy: No.

Hoyt: Need a Hydrant to this property closer than Kipps. We can sit down to discuss location.

Brewer: Sent e-mail to you. Lot is covered under the 26.4 Perimeter Buffer Yard Requirements at level "A". Suggest you move utilities out of the wooded section and maintain it as a buffer.

Dobosiewicz: You can plant those plants around the building you have many easements in that I-1.

Brewer: We will work with you on meeting this buffering.

Dobosiewicz: You show a Legal Description identified as Lot 3, Block 1, which has a centerline in the middle of 96<sup>th</sup> Street. Is this a recorded subdivision? Measured at the centerline?

DeBoy: Yes.

Dobosiewicz: In lieu of building the ten feet (10') path dedicate pursuant to the Thoroughfare Plan we will add it to our project in the future.

Blanchard: Are there any abandoned wells, septic tanks, and/or fuel tanks on site? If so, no earth moving may take place until a Demolition Permit is on file and/or Morris Hensley has been contacted (571-2673). If there is an elevator to be installed to the second floor, please contact Morris Hensley for a possible Well Permit (571-2673). Each required accessible means of egress shall be continuous to a public way. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Will there be a Construction Trailer? If so, a Temporary Use Application is needed. All aforementioned applications may be picked up at the office of Building and Code Enforcement at City Hall on the 1<sup>st</sup> floor. A Pre-submittal Meeting will be required. No Building Permit will be issued before the Pre-submittal Meeting. Contact Sarah Lillard at [slillard@ci.carmel.in.us](mailto:slillard@ci.carmel.in.us) for permitting procedures and/or copies of applications, and to schedule the Pre-submittal Meeting. You will need to have all proper City, County, and State office and agency approvals that were required for your project prior to requesting the Pre-submittal Meeting. After your Pre-submittal Meeting, it is normally 7 to 10 business days before your Permit will be ready for issuance. \*Please contact Jim Blanchard for any additional comments or concerns in regards to this project (571-2450 or [jblanchard@ci.carmel.in.us](mailto:jblanchard@ci.carmel.in.us)).

Farrand: No comments.

Feltner: Plans have been submitted to the District for review. Revisions have been requested and the Project Engineer has been advised. Plans need to be revised and District Application needs to be completed.

Gajownik: No comments.

McBride: The Petitioner has not submitted application for review by County Highway Department.

Wood: No conflicts.

...END...

**Docket No. 05040016 TAC: City Center Parcel 5**

Filed by Kevin Sellers of CSO Architects

**Representing the Petitioner:**

Les Olds, CARMEL REDEVELOPEMENT COMMISSION

James Stutzman, PEDCORE DEVELOPMENT COMPANY

Bob Olsen, CSO ARCHITECTS

The Petitioner seeks comments on the proposed land use layout and circulation for Parcel 5 of City Center. The site is located at the SW corner of Range Line Road and City Center Drive. The site is zoned C-1.

Olds: This is a public/private partnership. Pedcore is going to invest 100 million dollars to the project. The site will include most likely the Performing Arts Center. The Carmel Redevelopment Commission, "CRC" is moving forward with their share of the infrastructure work. Main objective currently is the relocation of overhead power lines going underground with Cinergy contracted for the project. CSO Architects, "CSO" is working on relocation of all utilities for the site relocating them into the Monon Trail right-of-way Easement.

The Monon Trail will be closed temporarily until utilities are in place. The Trail will detour to 3<sup>rd</sup> Avenue and back to the Trail, bypassing the project. Underground detention for Storm Water will be shared with Parcels five (5) and seven (7). Underground parking, two levels, with the capacity for 2000 cars. Our timeline start date is June 2005.

Olsen: There will be a two-story parking garage consisting of 10.75± acres. Above the parking will be multi-story buildings with the combination retail, office, and living area with a proposed hotel, convention hall and performing arts center.

Stutzman: We are creating an Urban Streetscape with this site. Grand staircases leading from the Monon Trail elevation up to the Plaza Deck. The Plaza Deck is elevated fifteen feet (15') above the Monon grade.

Dobosiewicz: I want to make sure of good coordination with the departments for smooth transitions. Keep us apprised of all updates and changes as soon as you have them especially regarding the Carmel Fire Department and the underground parking structure.

Hoyt: We have met on this project no problems so far.

Olsen: We will finalize the hydrant locations and get with you for approvals.

Dobosiewicz: We should schedule separate meetings so when plans are filed we can summarize the staging to minimize delays.

Olds: We are in the design development phase. We do have sign off points already.

Dobosiewicz: TAC wants to make sure everyone gets on board with comments to keep this moving forward.

Groves: If June is the prep time what is the completion date?

Olsen: Three years in two phases.

Groves: We may not have enough voltage out there. We need site plans with square feet for loading. Is this one complete building?

Olds: No.

Shupperd: Will you be using Gas?

Stutzman: Yes, but not in the first phase.

South: Are you exporting the dirt from the basements?

Olsen: We will be mounding the excess and use as much of it as we can.

South: I need to know how you will minimize tracking.

Duncan: I sent B. Olsen a letter yesterday. Copy us on the Drainage Reports issued. I would like an off-line meeting to review access points addressing public safety.

Olds: We are having a Traffic Study completed.



Hoyes: I faxed a letter to K. Sellers. The Hawkins Regulated Drain is out there. We are working with Rusty on the underground detention as soon as we get that reviewed we will get you moving forward.

Hoyt: Keep us apprised of how the water will come into the site. I know the underground will need sprinkling and Stan Pipes. I will want to see the Sprinkler Plans.

Olsen: There is a ten-inch (10") water main along City Center Drive and one along Range Line too. I want to sit down with you on hydrants and connection locations.

Brewer: ...*(passing e-mail comment letter)* Generally I see a lot of large growing shade trees which will need rooting volume to reach size. You will need structural soils as well.

Olds: We will carry Shapiro's landscapes scheme down the street.

Dobosiewicz: Let us know your timeline for the scheduling of Public Hearings. Let us understand your sequencing and keep us informed in order to keep the project advancing. Height Ordinance heard May 2<sup>nd</sup>. Your only issues will be with building facades and signage. Our Department would like to complete a filing house for the public's review of the project. I am glad to see storefronts along City Center and Range Line.

Stutzman: We are following the slope of Range Line to meet that design.

South: One question is Storm Water Quality?

Olsen: Rusty will get that to you.

Dobosiewicz: How far south is the drainage enclosed?

Olsen: Underground detention will be under the extension of Monon Greene a double split system falling within the parking lot of the Carmel Fire Department located here *(pointing to the plan)*. We will be taking all of Parcel 5, 7, and Flagstar drainage meeting the requirements of the Ordinance.

Blanchard: No comments.

Farrand: No comments.

Feltner: No comments.

Gajownik: No comments.

McBride: Not in our jurisdiction.

Woods: No conflicts.

**...END OF TRANSMISSION.**